

CITY OF SAN ANTONIO

Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

March 1, 2005
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Robert R. Robbins – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session briefing by Planning Staff on Neighborhood Registration Policy Revisions (Nina Nixon-Mendez) and zoning case recommendations and other items for consideration on agenda for March 1, 2005, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of February 15, 2005 Minutes.
7. Election of Officers.
8. **ZONING CASE NUMBER Z2005033 C:** The request of Russell JG Amsberry, Applicant, for Mary Johnson, Owner(s), for a change in zoning from "NP-10" Neighborhood Preservation District to "NP-10" C Neighborhood Preservation District with Conditional Use for an Assisted Living Facility on Lot 36, Block 1, NCB 13683, 5046 Galahad Drive. (Council District 2)
 - A. Finding of consistency with Master Plan
 - B. Recommendation on zoning change request

9. **ZONING CASE NUMBER Z2005034 C:** The request of Russell J. G. Amsberry, Applicant, for Mary Johnson, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6” C Residential Single-Family District with Conditional Use for an Assisted Living Facility on Lot 27, Block 10, NCB 13691, 5102 Gawain Drive. (Council District 2)
- A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
10. **ZONING CASE NUMBER Z2005037 S:** The request of Brown, P. C. Attorneys at Law, Applicant, for Red Berry Estate, Ltd., Owner(s), for a change in zoning from “R-5” Residential Single-Family District to “C-2” S Commercial District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities on 84.267 acres out of NCB 10578, 856 Gambler Road. (Council District 2)
- A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
11. **ZONING CASE NUMBER Z2005032 C:** The request of Julieta Muniz, Applicant, for Julieta Muniz, Owner(s), for a change in zoning from “RM-4” Residential Mixed District to “RM-4” C Residential Mixed District with a Conditional Use for a Beauty Shop on Lot 7 through 10, Block 45, NCB 1624, 138 Porter Street. (Council District 2)
- A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
12. **ZONING CASE NUMBER Z2004290 S:** The request of Southern Towers Inc, Applicant, for CWS Retail on Austin Highway, Ltd., Owner(s), for a change in zoning from “C-2” Commercial District to “C-2” S Commercial District with Specific Use Authorization for a telecommunications tower on 0.057 acres out of NCB 8695, 1433 Austin Highway. (Council District 10)
- A. Finding of consistency with Master Plan
B. Recommendation on zoning change request
13. **ZONING CASE NUMBER Z2004289 S:** The request of Southern Towers Inc., Applicant, for Oakridge Baptist Church (LOA), Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6” S Residential Single-Family District with Specific Use Authorization for a telecommunications tower on 0.05142 acres out of NCB 14002, 11003 Vance Jackson Road. (Council District 8)
14. **ZONING CASE NUMBER Z2005029:** The request of Manuel Flores, Applicant, for International Bank of Commerce, Owner(s), for a change in zoning from “C-2” Commercial District to “C-3NA” General Commercial, Nonalcoholic Sales District on 1.497 acres out of Lot 38, Block 41, NCB 15156, S. W. Loop 410. (Council District 4)

15. **ZONING CASE NUMBER Z2005035:** The request of Margaret and Nathan James, Applicant, for Margaret and Nathan James, Owner(s), for a change in zoning from “R-5” Residential Single-Family District to “C-3” General Commercial District on Lot 6 and Lot 7, Block 10, NCB 12906, 2414 and 2418 Ravina Drive. (Council District 2)
16. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
17. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling

207-7245

CASE NO: Z2004289 S

Final Staff Recommendation - Zoning Commission

Date: March 01, 2005 December 21, 2004 - Postponed for 60 days by applicant.

Council District: 8

Ferguson Map: 549 A3

Applicant Name:

Southern Towers Inc.

Owner Name:

Oakridge Baptist Church (LOA)

Zoning Request: From R-6 Residential Single-Family District to R-6 S Residential Single-Family District with Specific Use Authorization for a telecommunications tower.

Property Location: 0.05142 acres out of NCB 14002

11003 Vance Jackson Road

Intersection of Vance Jackson and Wurzbach Road

Proposal: To allow for the extension of the existing telecommunications tower.

Neigh. Assoc. Vance Jackson Neighborhood Association & Wellspring Home Owners Association

Neigh. Plan None

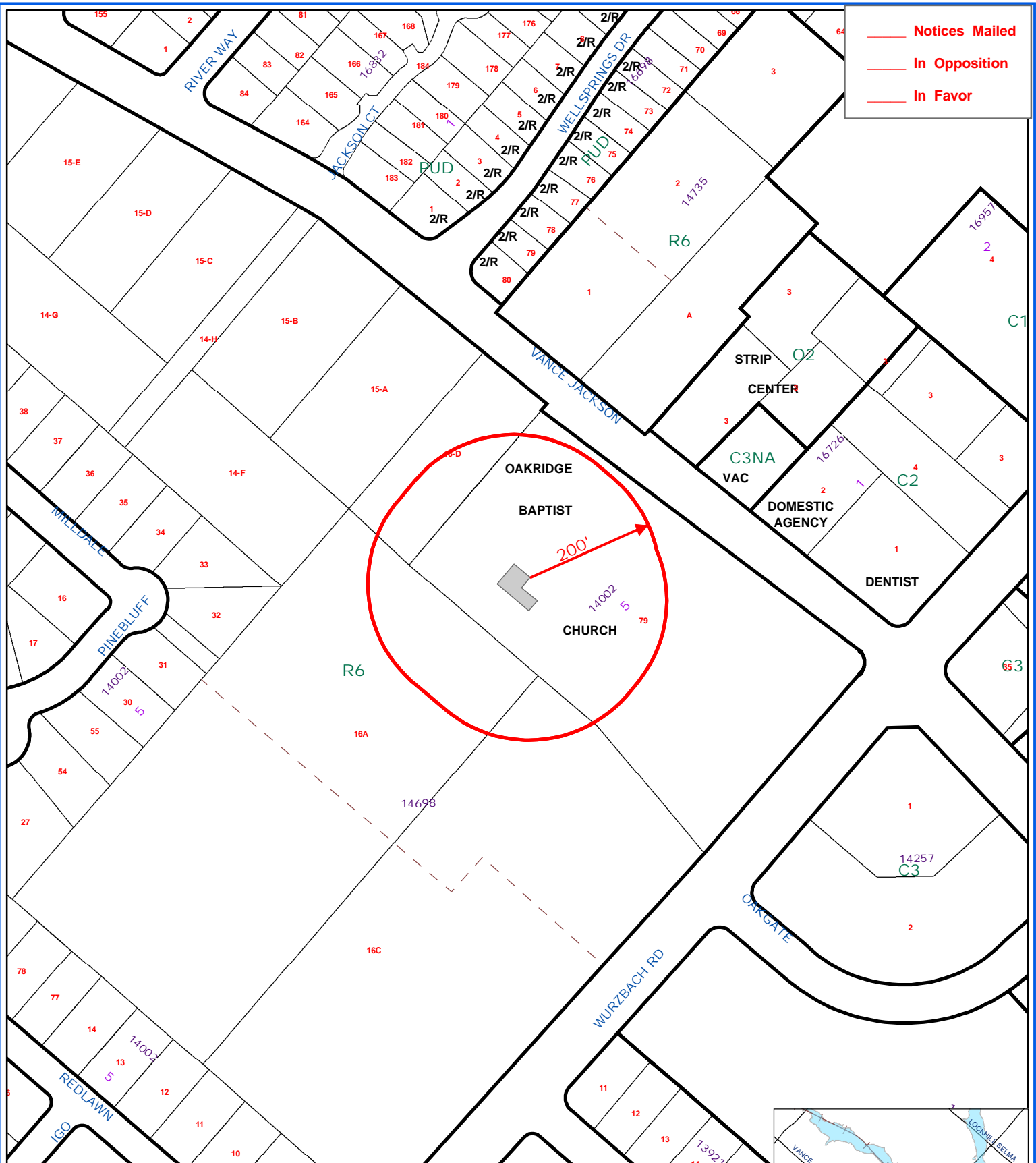
TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property has an existing 99-foot telecommunications tower, which is located in the parking lot of a church. The existing tower is a nonconforming use that was permitted in 1998 before the church property was developed. The 20-foot increase would allow for the tower to be used by multiple carriers as opposed to building a new tower. This extension would be appropriate in this area due to the lack of residential development within 200 feet of the property and the potential to allow for multiple carriers to use the same tower.

CASE MANAGER : Robin Stover 207-7945



ZONING CASE: Z2004-289 S

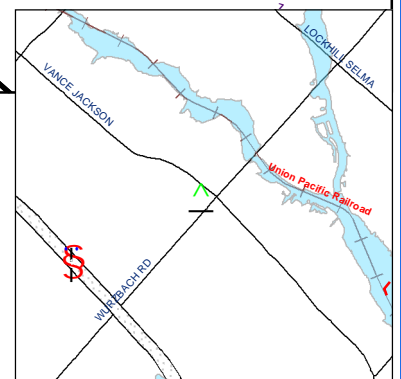
City Council District NO. 8
Requested Zoning Change
From: R-6 To R-6 S
Date: March 1, 2005
Scale: 1" = 200'

 **Subject Property**

 **200' Notification**

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C:\Mar_1_2005



CASE NO: Z2004290 S

Final Staff Recommendation - Zoning Commission

Date: March 01, 2005

December 21, 2004 - Postponed for 60 days by applicant.

Council District: 10

Ferguson Map: 583 F3

Applicant Name:

Southern Towers Inc

Owner Name:

CWS Retail on Austin Highway, Ltd.

Zoning Request: From C-2 Commercial District to C-2 S Commercial District with Specific Use Authorization for a telecommunications tower.

Property Location: 0.057 acres out of NCB 8695

1433 Austin Highway

Near the intersection of Deerwood Drive and Austin Highway

Proposal: To allow for the extension of the existing telecommunications tower.

Neigh. Assoc. Wilshire Village Neighborhood Association, Terrell Heights Neighborhood Association, and Austin Highway Revitalization Project

Neigh. Plan Northeast Inner Loop Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

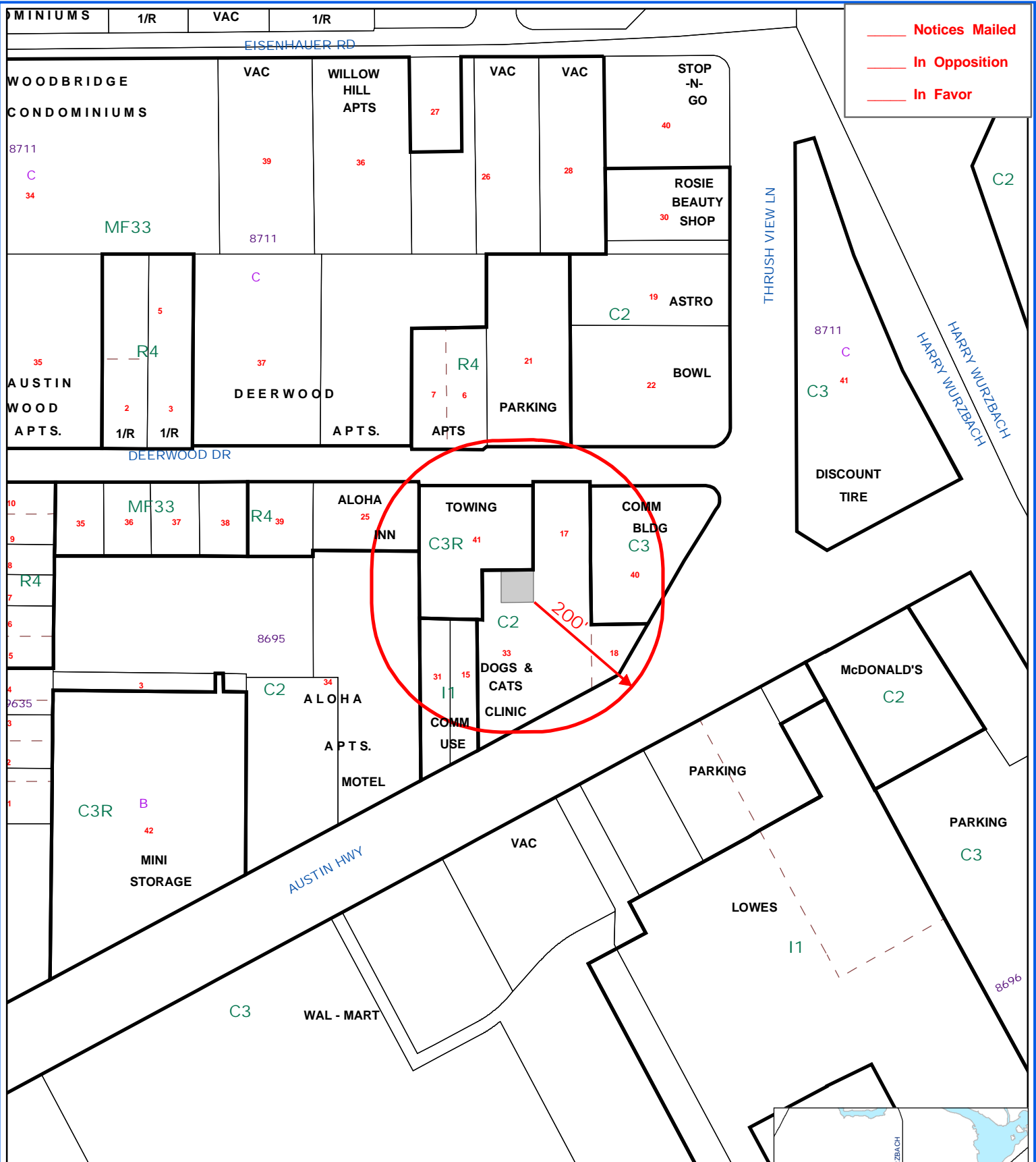
Staff Recommendation:

Consistent. The request for an "S" does not change the allowable uses in the existing zoning district therefore a finding of consistency is recommended.

Approval.

The subject property has an existing 100-foot telecommunications tower, which is located next to commercial properties as well as multi-family dwellings. This tower was located at this site prior to the adoption of the City of San Antonio Telecommunications Ordinance. The 15-foot increase would allow for the tower to be used by multiple carriers as opposed to building a new tower. The Unified Development Code recommends co-location as an alternative to new tower construction.

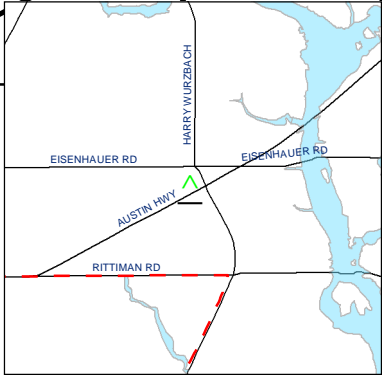
CASE MANAGER : Robin Stover 207-7945



ZONING CASE: Z2004-290

City Council District NO. 10
Requested Zoning Change
From: C-2 To C-2 C
Date: March 1, 2005
Scale: 1" = 200'

Subject Property
200' Notification



CASE NO: Z2005029

Final Staff Recommendation - Zoning Commission

Date: March 01, 2005

Council District: 4

Ferguson Map: 647 E5

Applicant Name:

Manuel Flores

Owner Name:

International Bank of Commerce

Zoning Request: From C-2 Commercial District to C-3NA General Commercial, Nonalcoholic Sales District.

Property Location: 1.497 acres out of Lot 38, Block 41, NCB 15156

S. W. Loop 410

At the intersection of S.W. Loop 410 and Medina Base Road

Proposal: To allow for an auto repair shop

Neigh. Assoc. People Active in Community Effort

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial. The subject property is located adjacent to single family residential development. The noise and site lighting associated with automobile repair can be disruptive to the neighborhood. The area to the north and west is developed with single family homes and a public library.

CASE MANAGER : Fred Kaiser 207-7942

CASE NO: Z2005031

Final Staff Recommendation - Zoning Commission

Date: March 01, 2005

Council District: 9

Ferguson Map: 482 E8

Applicant Name:

Ray Wesley

Owner Name:

K. Partners Blanco, LP

Zoning Request: From C-2 ERZD Commercial Edward Recharge Zone District to C-2 ERZD C Commercial Edward Recharge Zone District with a Conditional Use for a Nightclub.

Property Location: 0.0893 acres out of Lot 63, Block 2, NCB 17608

19141 Stone Oak Parkway

Southwest corner of Huebner Road and Stoneoak Parkway

Proposal: To allow for a Nightclub

Neigh. Assoc. Stone Oak Home Owners Association, Sonterra Property Owners Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

CASE MANAGER : Fred Kaiser 207-7942

CASE NO: Z2005032 C

Final Staff Recommendation - Zoning Commission

Date: March 01, 2005

Council District: 2

Ferguson Map: 617 B8

Applicant Name:

Julieta Muniz

Owner Name:

Julieta Muniz

Zoning Request: From RM-4 Residential Mixed District to RM-4 C Residential Mixed District with a Conditional Use for a Beauty Shop.

Property Location: Lot 7 through 10, Block 45, NCB 1624

138 Porter Street

Close to the intersection of Porter Street and Piedmont Avenue

Proposal: To construct a beauty shop with 3 chairs

Neigh. Assoc. Denver Heights Neighborhood Association

Neigh. Plan Arena District/Eastside Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required. Sufficient amount of parking must be provided based on the requirements in the UDC.

Staff Recommendation:

Consistent

The base zoning is consistent with the Arena District/EastsideNeighborhood Plan which calls for Medium Density, Single-family, and Mixed Residential land use at this location.

Approval

The subject property is currently vacant. The property is surrounded by residential properties to the west, south, and east. Commercial properties are located to the north. The Master Plan calls for infill development on vacant lots. The applicant is requesting a conditional use for a beauty shop with 3 chairs. Under the given conditions, the use would be compatible with the adjacent land uses.

Staff's recommended conditions:

1. Parking shall be located in the rear of the structure
2. 6' privacy fence shall be erected on sides adjacent to residential uses.
3. Signage shall not be illuminated.
4. A Type B buffer shall be required adjacent to residential uses.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council:

1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

The applicant is requesting to have office hours between 9:00 a.m. to 7:00 p.m.

CASE MANAGER : Robin Stover 207-7945



ZONING CASE: Z2005-032

City Council District NO. 2
 Requested Zoning Change
 From: RM-4 To RM-4 C
 Date: March 1, 2005
 Scale: 1" = 200'

Subject Property
 200' Notification

CASE NO: Z2005033 C

Final Staff Recommendation - Zoning Commission

Date: March 01, 2005

Council District: 2

Ferguson Map: 584 F1

Applicant Name:

Russell JG Amsberry

Owner Name:

Mary Johnson

Zoning Request: From NP-10 Neighborhood Preservation District to NP-10 C Neighborhood Preservation District with Conditional Use for an Assisted Living Facility.

Property Location: Lot 36, Block 1, NCB 13683

5046 Galahad Drive

South side of Galahad Drive between King Arthur and Ray Bon Drive

Proposal: Adult Overnight Care

Neigh. Assoc. Camelot I

Neigh. Plan Camelot I Neighborhood Plan

TIA Statement: Traffic impact analysis not required

Staff Recommendation:

CONSISTENT

The base zoning is consistent with the Camelot I Neighborhood Plan which calls for Low Density Residential land use at this location.

DENIAL

The proposed use is within an existing single-family neighborhood. Licensed family-homes are permitted by-right within the existing NP-10 Zoning District and may house up to six (6) adults. The applicant has indicated an intent to house approximately 12 people. Due to the number of residents permitted, an Assisted Living Facility is a higher density use that is most appropriate in a mixed-residential or multi-family area.

The subject property has a 2,236 sq ft home with 3 bedrooms according to the Bexar County Appraisal District. The interior architectural standards for this use would limit the number of inhabitants permitted pursuant to the building code for construction and the health department code for the use.

Two family homes (limited to six adults) may not operate within ½ mile (2,640 feet). Code compliance has issued a citation for the current use.

CASE MANAGER : Trish Wallace 207-0215

CASE NO: Z2005034 C

Final Staff Recommendation - Zoning Commission

Date: March 01, 2005

Council District: 2

Ferguson Map: 584 F1

Applicant Name:

Russell J. G. Amsberry

Owner Name:

Mary Johnson

Zoning Request: From R-6 Residential Single-Family District to R-6 C Residential Single-Family District with Conditional Use for an Assisted Living Facility.

Property Location: Lot 27, Block 10, NCB 13691

5102 Gawain Drive

South side of Gawain Drive; west of Ray Bon Drive

Proposal: Adult Overnight Care

Neigh. Assoc. Camelot I

Neigh. Plan Camelot I Neighborhood Plan

TIA Statement: Traffic impact analysis not required

Staff Recommendation:

CONSISTENT

The base zoning is consistent with the Camelot I Neighborhood Plan which calls for Low Density Residential land use at this location.

DENIAL

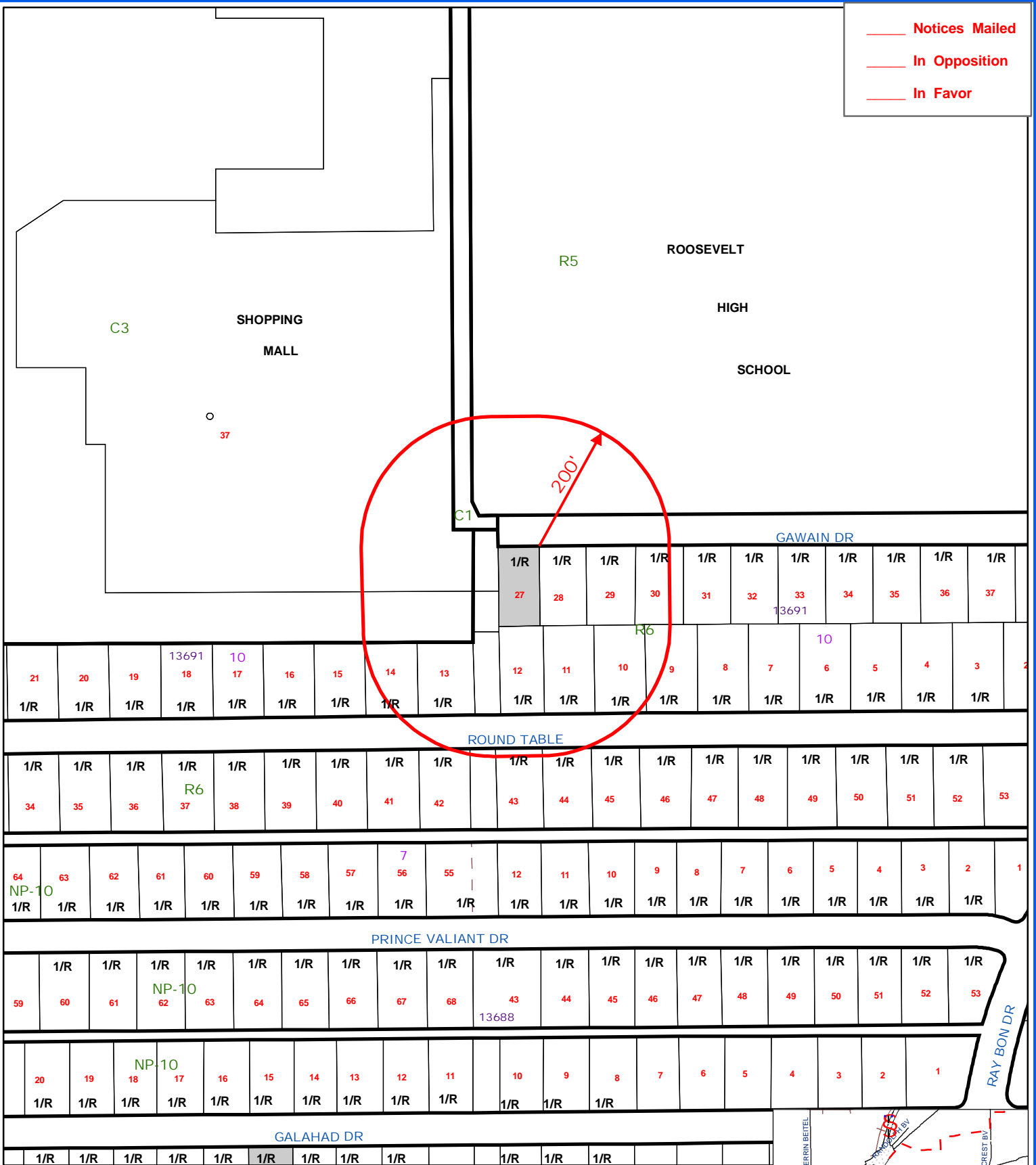
The proposed use is within an existing single-family neighborhood with commercial uses to the northwest and Roosevelt High School to the northeast. Licensed family-homes are permitted by-right within the existing R-6 Zoning District and may house up to six (6) adults. The applicant has indicated an intent to house approximately 12 people. Due to the number of residents permitted, an Assisted Living Facility is a higher density use that is most appropriate in a mixed-residential or multi-family area.

The subject property has a 2,184 sq ft home with 3 bedrooms according to the Bexar County Appraisal District. The interior architectural standards for this use would limit the number of inhabitants permitted pursuant to the building code for construction and the health department code for the use.

Two family homes (limited to six adults) may not operate within ½ mile (2,640 feet). Code compliance has issued a citation for the current use.

CASE MANAGER : Trish Wallace 207-0215

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

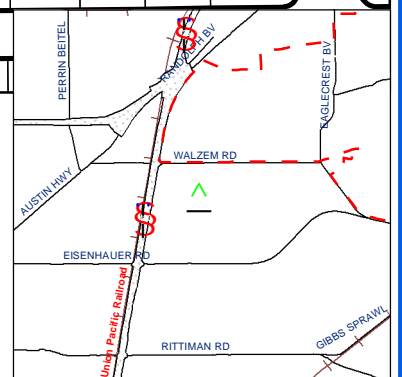


ZONING CASE: Z2005-034 C

City Council District NO. 2
Requested Zoning Change
From: R-6 To R-6 C
Date: March 1, 2005
Scale: 1" = 200'

[Grey Box] Subject Property
 [Red Circle] 200' Notification

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CASE NO: Z2005035

Final Staff Recommendation - Zoning Commission

Date: March 01, 2005

Council District: 2

Ferguson Map: 652 D1

Applicant Name:

Margaret and Nathan James

Owner Name:

Margaret and Nathan James

Zoning Request: From R-5 Residential Single-Family District to C-3 General Commercial District.

Property Location: Lot 6 and Lot 7, Block 10, NCB 12906

2414 and 2418 Ravina Drive

Westside of Ravina Drive between Rigsby Avenue and Keasler Avenue

Proposal: Lawnmower Sales and Service

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial of C-3 General Commercial District and Approval of C-1 C Commercial District with a Conditional Use for a Lawnmower Sales and Service.

The subject property is part of the existing Lawnmower Sales and Service located at 5034 Rigsby Avenue.

The subject property is adjacent to R-5 Residential Single-Family District to the south and across the street

(Ravina Drive) to the west, C-3 General Commercial District to the north and C-3R General Commercial,

Restrictive Alcoholic Sales District to the east. Mr. James was issued a Certificate of Occupancy for an

Lawnmower repair facility on December 1, 1981 for Lot 2, Block 10, NCB 12906, 5034 Rigsby Avenue.

According to city records Lot 6 and Lot 7 have always been zone residential. The C-1 C Commercial District would provide an appropriate transition between the single-family dwellings to the south and across the street (Ravina Drive) to the west and the commercial development to the east and to the north.

If approved, the requested zoning will add to the already visible commercial encroachment into the residential neighborhood.

Staff recommends the following conditions to provide protection to the adjacent residential properties: A Type D buffer (25 feet) shall be maintained, adjacent to existing platted subdivision zoned residential to the south and a Type B buffer (15 feet) shall be maintained along the west property line.

CASE MANAGER : Pedro Vega 207-7980

CASE NO: Z2005037 S

Final Staff Recommendation - Zoning Commission

Date: March 01, 2005

Council District: 2

Ferguson Map: 618 D3

Applicant Name:

Brown, P. C. Attorneys at Law

Owner Name:

Red Berry Estate, Ltd.

Zoning Request: From R-5 Residential Single-Family District to C-2 S Commercial District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities..

Property Location: 84.267 acres out of NCB 10578

856 Gemblar Road

Located between Interstate Highway 10 and Gemblar Road

Proposal: To utilize the existing structure for an events facility

Neigh. Assoc. Skyline Park Neighborhood Association

Neigh. Plan Arena District/Eastside Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

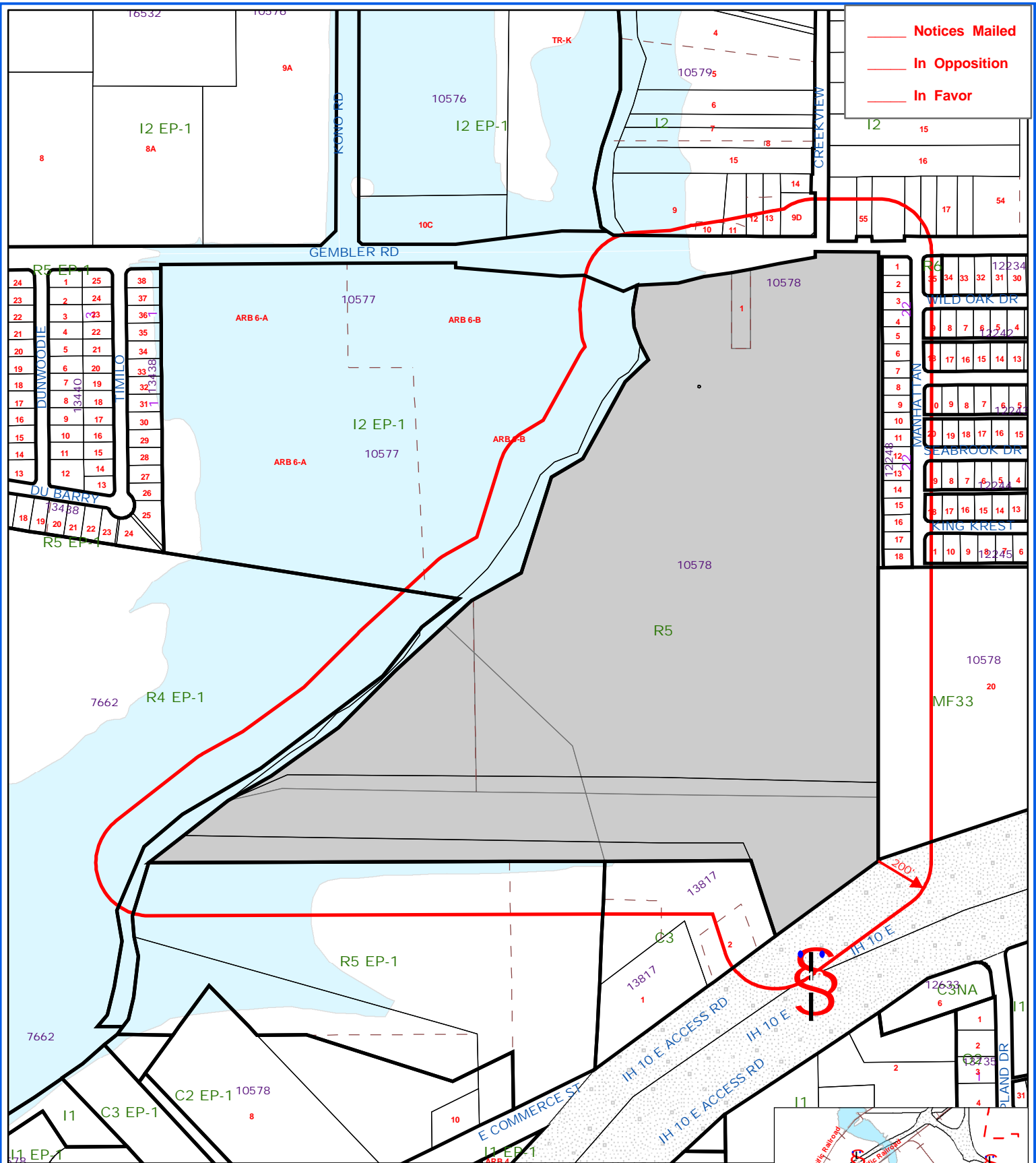
Consistent.

C-2 Commercial District is consistent with the proposed land use category. The Planning Commission recommended approval of the plan amendment on February 23, 2005 and will forwarded to City Council.

Approval

The subject property is currently a vacant residence. The applicant is requesting a Specific Use Authorization in order to use the facility as a party house, reception hall, and meeting rooms. The uses to the east are residential. Properties to the north and west are zoned for industrial use and include campgrounds as well as a few commercial uses. Salado Creek is located along the western boundary of the property and there is a masonry fence located along the eastern portion of the property. This facility would serve as a transition between the existing single-family district and the industrial uses. According to the required site plan, there is a distance of 600 feet as well as a solid brick fence located between the facility and the adjacent residential subdivision to the east.

CASE MANAGER : Robin Stover 207-7945



_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: Z2005-037 S

City Council District NO. 2
Requested Zoning Change
From: R-5 To C-2 S
Date: March 1, 2005
Scale: 1" = 500'

[Grey Box] **Subject Property**
 [Red Circle] **200' Notification**

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